



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**ZONING BOARD OF APPEALS AGENDA**

**3<sup>rd</sup> Floor Community Room of the Visiting Nurse Association, 259 Lowell Street, Somerville, MA.**  
**Wednesday, October 3, 2018**  
**6:00 P.M.**

**Previously Continued to a Future Date**

<b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	N/A
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8, 8/22
Staff Recommendation:	None at this time
ZBA Action:	Voted on August 22, 2018 to continue the application to October 17, 2018.
Current Status:	Voted on August 22, 2018 to continue the application to October 17, 2018.



<b>41 Thorndike Street (ZBA 2018-81)</b>	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8, 8/22, 9/5
Staff Recommendation:	None at this time
ZBA Action:	Voted on August 22, 2018 to continue the application to October 17, 2018.
Current Status:	Voted on August 22, 2018 to continue the application to October 17, 2018.

**Previously Opened Cases that are Requesting a Continuance**

<b>51 McGrath Highway (ZBA 2017-46)</b>	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8, 9/5, 10/3
Staff Recommendation:	Denial
ZBA Action:	Voted on September 5, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.

<b>12 Quincy Street (ZBA 2018-90)</b>	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	N/A
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8, 8/22, 9/5, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 5, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.



<b>1252 Broadway (ZBA 2018-38)</b>	
Applicant:	Eric J. Silva
Property Owner:	Eric J. Silva
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, Eric J. Silva, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the Gross Floor Area (GFA) by more than 25%, increase the number of dwelling units from three to 5, construct a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 7.
Date(s) of Hearing(s):	9/17, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.

<b>45 Kent Street (ZBA 2017-90)</b>	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	8/22, 9/5, 9/17, 10/3
Staff Recommendation:	None at this time
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.

<b>144 Highland Avenue (ZBA 2018-97)</b>	
Applicant:	Matthew McCarthy and Gregory McCarthy
Property Owner:	Matthew McCarthy and Gregory McCarthy
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Matthew McCarthy and Gregory McCarthy, seek a Special Permit per SZO §4.4.1 and §7.11.1.C to construct an addition greater than 25% of the existing gross floor area to a nonconforming structure in order to establish a fifth dwelling unit on the site. A Special Permit per SZO 9.13 is also being sought for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3
Staff Recommendation:	None at this time
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.



<b>150 Hudson Street (ZBA 2018-71)</b>	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.

<b>24 Dane Avenue (ZBA 2018-75)</b>	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.

### **New Cases to be Opened that are Requesting a Continuance**

<b>27 Gilman Street (ZBA 2018-112)</b>	
Applicant:	Jason Sachs & Elif Soyer
Property Owner:	Jason Sachs & Elif Soyer
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants/Owners, Jason Sachs & Elif Soyer, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure by converting a two-family to a three-family. Parking relief under Article 9. RB zone. Ward 1.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 17, 2018.



**Previously Opened Cases to be Heard**

<b>11 Sanborn Avenue (ZBA 2018-83)</b>	
Applicant:	Anthony Dopazo
Property Owner:	Anthony Dopazo
Agent:	N/A
Legal Notice:	Applicant and Owner, Anthony Dopazo, seeks special permits to alter an existing, non-conforming structure including, but not limited to, relief under §4.4.1 of the SZO for non-conforming front and side yard setbacks, Article 9 for parking. RB zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3
Staff Recommendation:	None at this time
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard

<b>125 Lowell Street (ZBA 2018-89)</b>	
Applicant:	125 Lowell Somerville LLC
Property Owner:	125 Lowell Somerville LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 125 Lowell Somerville LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 and §4.5 to change one non-conforming use to another (office to 20 residential units - 4 of which are inclusionary units) in an existing non-conforming 7-story structure, and a Variance under SZO §5.5 and §7.3 for reduction of the lot area per dwelling unit. RA Zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard

<b>11 Bay State Ave (ZBA 2018-101)</b>	
Applicant:	Derick Snare
Property Owner:	Mirza Yasser
Agent:	N/A
Legal Notice:	Applicant, Derick Snare, and Owner, Mirza Yasser, seek Special Permits under §4.4.1 of the SZO to increase the non-conforming FAR, and for the linear extension of the non-conforming right side yard setback by constructing a two-story rear addition and adding a rear deck.
Date(s) of Hearing(s):	9/17, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard



<b>595 Broadway (ZBA 2018-94)</b>	
Applicant:	595 Broadway, LLC
Property Owner:	Wolff E. Berrouet
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 595 Broadway, LLC, and Owner, Wolff E. Berrouet, seek a Special Permit with Site Plan Review per SZO §7.11.1.c to construct a new building with seven dwelling units (a portion of which will be located in the City of Medford) and a Special Permit per SZO §9.13 for parking relief. NB Zone. Ward 5.
Date(s) of Hearing(s):	9/17, 10/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard

<b>28 Fitchburg Street (ZBA 2018-99)</b>	
Applicant:	Sherman and Goldman Realty Trust
Property Owner:	Sherman and Goldman Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Sherman and Goldman Realty Trust, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard

<b>28 Chestnut Street (ZBA 2018-100)</b>	
Applicant:	Lawrence Realty 28 Chestnut LLC
Property Owner:	Lawrence Realty 28 Chestnut LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Lawrence Realty 28 Chestnut LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on September 17, 2018 to continue the application to October 3, 2018.
Current Status:	Will be heard



### New Cases to be Opened and Heard

<b>5 Windsor Road (ZBA 2018-114)</b>	
Applicant:	Alexander and Christina Epstein
Property Owner:	Alexander and Christina Epstein
Agent:	N/A
Legal Notice:	Applicants/Owners, Alexander and Christina Epstein, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by extending an existing shed dormer toward the rear by approximately 10 feet along the left side of the ridge. RA Zone. Ward 6.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

<b>7 Hillside Park (ZBA 2018-115)</b>	
Applicant:	Hootan Farhat
Property Owner:	Hootan Farhat
Agent:	N/A
Legal Notice:	Applicant/Owner, Hootan Farhat, seeks a Special Permit per SZO §4.4.1 to alter a non-conforming three-family dwelling to construct a roof deck atop the main roof of the triple-decker. RB Zone. Ward 3.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

<b>3-5 Summer Street (ZBA 2018-107)</b>	
Applicant:	35atSummer, LLC
Property Owner:	35atSummer, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner, 35atSummer, LLC, seeks a Special Permit per SZO §7.11.1.c to construct a new five-unit apartment building and a Special Permit per SZO §9.13 for parking relief. The proposed five-unit apartment building will be deed restricted at below fair-market value to create additional workforce housing in alignment with SomerVision. NB Zone. Ward 3.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



<b>15-17 Illinois Avenue (ZBA 2018-110)</b>	
Applicant:	Nelson Oliveira/Nelson Group Companies
Property Owner:	3 West Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Nelson Oliveira/Nelson Group Companies, and Owner, 3 West Street, LLC, seek special permits to construct a dormer within the left side yard setback under §4.4.1 of the SZO. RA zone. Ward 1.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

<b>45 Cameron Avenue (ZBA 2016-R1-(08/18))</b>	
Applicant:	Aroli Realty Trust, Menkiti Ifeanyi Trustee
Property Owner:	Aroli Realty Trust, Menkiti Ifeanyi Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Aroli Realty Trust, Menkiti Ifeanyi Trustee, seeks a Revision to a Special Permit previously granted in 2016. The Applicant seeks to alter one of the conditions of the original permit that required utilities to be buried underground. RB zone. Ward 5.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Approval
ZBA Action:	--
Current Status:	Will be heard

<b>11 Fiske Avenue (ZBA 2018-109)</b>	
Applicant:	Jason Santana, North American Development, LLC
Property Owner:	Genevieve M. Belew
Agent:	N/A
Legal Notice:	Applicant, Jason Santana, North American Development, LLC, and Owner, Genevieve M. Belew, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure through the upward and linear extension of the non-conforming left side yard setback, increasing the GFA by more than 25%. Number of units to increase from one to two. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Denial
ZBA Action:	--
Current Status:	Will be heard



<b>41-3 Elmwood Street (ZBA 2018-123)</b>	
Applicant:	Brady Sunrooms
Property Owner:	Jeffrey Attbush
Agent:	N/A
Legal Notice:	Applicant, Brady Sunrooms, and Owner, Jeffrey Attbush, see special permits under §4.4.1 of the SZO to alter a non-conforming structure enclosing a second-story inset porch to create a sunroom. RB zone. Ward 7.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

**Other Business:**

Approval of minutes from September 17, 2018.

*Plans and reports are available at the City of Somerville website at the following link:*

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

